

UNITED STATES DISTRICT COURT

DISTRICT OF NEVADA

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PIONEER FUNDING GROUP III, LLC, a  
New York domestic limited liability  
company; and PIONEER FUNDING  
GROUP IV, LLC, a New York domestic  
limited liability company,

Appellants,

v.

ROYAL ESSEX LLC; ROYAL UNION  
PROPERTIES LLC; MARLON STEELE,  
JR.; FURTHER SOUTH LLC; JERI  
COPPA-KNUDSON; GEORGE F.  
HOLMAN; MARTHA JANE HOLMAN,

Appellees.

*In re*

ESSEX REAL ESTATE PARTNERS,  
LLC,

Debtor.

PIONEER FUNDING GROUP III, LLC, a  
New York domestic limited liability  
company;  
PIONEER FUNDING GROUP IV, LLC, a  
New York domestic limited liability  
company; and FURTHER SOUTH, LLC, a  
Nevada domestic limited-liability  
company.

Plaintiffs,

v.

ESSEX REAL ESTATE PARTNERS,  
LLC, a Nevada Domestic limited liability  
company; *et al.*,

Defendants.

KIRKLAND DEVELOPMENT  
ASSOCIATES, LLC, a Nevada limited  
liability company; TWO MUSKETEERS  
TRUST, DATED DECEMBER 21, 2005,

Intervening Plaintiffs.

Case No. 3:24-cv-00440-MMD

REASSIGNMENT ORDER

Case No. BK-S-19-51486-gs

Chapter 11

PIONEER FUNDING GROUP III, LLC; *et al.*,  
Plaintiffs,  
v.  
Royal Essex LLC; *et al.*,  
Defendants.

Case No. 3:25-cv-00182-ART

The presiding district judges have reviewed the cases named in the caption and determined that they are related. Further, the presiding judges have agreed that there is good cause to reassign 3:25-cv-00182-ART to Judge Miranda M. Du under LR 42-1. Reassignment will promote judicial efficiency and not result in prejudice to the parties.

It is therefore ordered that Case No. 3:25-cv-00182-ART is reassigned to Judge Miranda M. Du. The Clerk of Court is directed to update Case No. 3:25-cv-00182-ART to appear as Case No. 3:25-cv-00182-MMD.

DATED THIS 10<sup>th</sup> Day of April 2025.



ANNE R. TRAUM  
UNITED STATES DISTRICT JUDGE



MIRANDA M. DU  
UNITED STATES DISTRICT JUDGE